

UNOFFICIAL COPY

0020438603

11/03/0010 07 001 Page 1 of 3

2002-04-17 09:28:29

Cook County Recorder 25.50



0020438603

TRUSTEE'S DEED

~~Individual or~~

~~Corporation~~

JOINT TENANCY

The above space for Recorder's use only

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THIS INDENTURE, made this 25th day of February, 2002, between **FIRST UNITED BANK** of 7626 W. Lincoln Highway, Frankfort, IL 60423, an Illinois Banking Association duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Illinois Banking Association in pursuance of a certain Trust Agreement, dated the 10th day of June, 1983, and known as Trust Number 1294, party of the first part, and SALVADOR VALENCIA, MARIA VALENCIA and MAGDALENO VALENCIA of 1443 Otto Blvd., Chicago Heights, IL 60411, not in Tenancy in Common,* party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) ten and no/100--dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situate in Cook county, Illinois, to wit: *but in JOINT TENANCY

Lot 7 and the South Half of Lot 6 in Block 221 in Chicago Heights in the Southeast Quarter of the Southwest Quarter of Section 20, Township 35 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois.

Subject to: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) partition rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

TO HAVE AND TO HOLD said premises not in tenancy in common, but in JOINT TENANCY forever.

PIN # 32-20-325-022
COMMON ADDRESS: 1644 Euclid Avenue, Chicago Heights, IL 60411

together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever, of said party of the second part, **NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY.**

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Property of Cook County Clerk's Office

070092
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.S. 10616 JAN 31 '01 DEPT. OF REVENUE \$ 96.00

070374
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 31 '01 P.S. 10848 \$ 48.00

UNOFFICIAL COPY

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said deed or deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof. This deed is subject to real estate taxes for the year _____ and subsequent years, easements, conditions, covenants, and restrictions of record.

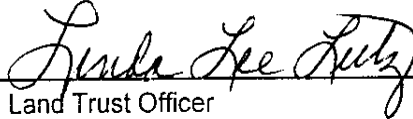
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its duly authorized officers, the day and year first above written.

FIRST UNITED BANK, as Trustee, and not personally.

ATTEST:


Vice President/Asst. Trust Officer

BY:


Linda Lee Lutz
Land Trust Officer

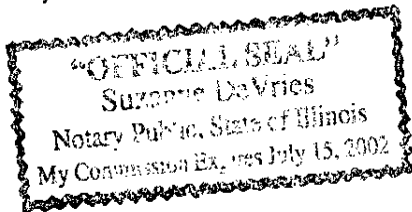
STATE OF ILLINOIS,
COUNTY OF WILL

PROPERTY OF
CITY OF CHICAGO
& TRANSFER TAX

384 DOLS 00 CTS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda Lee Lutz, Land Trust Officer and Donald W. Borowski, Vice President and Asst. Trust Officer are personally known to me to be duly authorized officers of the FIRST UNITED BANK and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of February, 2002.




Notary Public

This instrument prepared by: N. Richard Stelter
~~FRSXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXX~~
165 West Tenth Street
Chicago Heights, IL 60411



P.N.T.N.

RETURN RECORDED DEED TO:

Salvador Valencia
1644 Euclid Ave.
Chicago Heights, IL 60411

FUTURE TAX BILL FORWARDING:

Salvador Valencia
1644 Euclid Ave.
Chicago Heights, IL 60411

INDIVIDUAL OR CORPORATION DEED
JOINT TENANCY DEED